

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R27885

Property Information

property address: 3901 S TEXAS AVE

legal description: GARDEN ACRES, LOT 42R

owner name/address: FARINOLA, ADRIANO

3901 S TEXAS AVE

BRYAN, TX 77802-4020

full business name: Frittellas

land use category: Com/Retail

type of business: Italian Food Restaurant

current zoning: C2

occupancy status: occupied

lot area (square feet): 19,911

frontage along Texas Avenue (feet): 161.7

lot depth (feet): 125.19

sq. footage of building: 3,658

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 2 building height (feet): # of stories: 1

type of buildings (specify): Brick & Mortar

building/site condition: Well maintained excellent condition

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) 22 ft from curb to building

approximate construction date: 1976

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☒ yes ☐ no (specify) outdoor seating area
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 2

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 20x10 sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: excellent

end islands or bay dividers: ☒ yes ☐ no

landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) Storage building / cinder block / good condition / some trash on the side
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:
